

## **EDINA HOUSING TASK FORCE**

### **Meeting Minutes**

**Wednesday, November 30, 2005**

**7:30 AM – Community Room**

**Members Present: Bob Aderhold, Valerie Burke, Hal Clapp, Michael Fischer, John Helling, Mike Huck, Jeff Huggett, Doug Johnson, Sally Krusell, Scott Massie, Doug Mayo, Barb McFarlane, Sharon Ming, Cappy Moore, Carol Mork, Joan Naymark**

**Staff: Susan Heiberg and Joyce Repya**

**Consultants: Stacy Becker, Kimberly Gartner and Erin Sapp**

**Chair Mayo called the meeting to order at 7:30 AM.**

**Ms. Becker presented the power point entitled the Edina Housing Plan, which weaves in the Task Force's recommendations throughout. In preparation of the report for the City Council, the power point identifies a vision, denotes housing as a lynchpin, signals the need to address housing, and shares the history of affordable housing and the need for a housing succession plan. It reveals principles, strengths and challenges along with opportunities for housing for seniors, young families, and the lower income population. Finally, the power point levels off with an action plan designed to obtain feedback from the community, implement strategies, build community support, pursue a regional approach and develop accountability measures.**

**The Small Groups then reported their activities of the month based on listening sessions with groups/people in the community.**

**Housing Coalition with Other Cities – Members Helling and Naymark (present)**

***What opportunities or models for sub-regional collaboration make sense for Edina?***

- **Communication is a lynchpin.**
- **Richfield is a good example of a city with a tremendous amount of structure and resources already in place.**
- **Close this phase with four assignments: 1) communication; 2) collaboration; 3) accountability; and 4) responsibility.**

- The City is very involved in collaboration; i.e. the CDBG process and funding which demonstrated accountability and reveals thresholds of opportunity.
- Members Helling and Naymark do not recommend collaboration directly with other communities. They pointed out that the land trust concept works well and has never failed the mayor-elect of Minnetonka, who was the former director of the West Hennepin Land Trust.

### **Goals and Measurements – Members Clapp and Mayo (present)**

***Over 25 years, how will the Edina housing market look different, and who will be living here? How do we institutionalize and monitor program goals?***

- Chair Mayo shared that the Task Force need not dwell on the goals too much. It is important for the community to determine them and for the Task Force to establish a way to monitor the goals.
- A Boston website was identified which showcased a successful private/public collaboration that was compiling necessary data on an annual basis.
- Consider the enrollment in Edina schools and note the percentage of students residing in Edina.
- Consider the need to preserve Edina's housing stock—looking at a degree of maintenance.
- Find resources to provide housing for school and city employees.
- Some employers have voiced a concern about what to do for their employees.
- Who would be the keeper of goals and measurements? Goals versus static measurements? A series of data is needed to show progress or lack of progress.
- Ms. Repya reminded the Task Force that the East Edina Housing Foundation (EEHF) is a non-profit which does not include the entire city. It could support an effort by the City; however, it might be better if that something new could be done.
- In the Livable Communities Act survey, Edina fell short in one area—inclusionary zoning.
- There is a need to be bold and recommend a housing commission, rather than putting everything in the hands of a non-profit foundation.
- How do other cities handle this? Could a commission and staff time be folded into the budget?
- The charge should be definitive—one or two options with directions.
- A legal entity could be a municipal body separate from the City. It would not be subject to political pressure but would be accountable to the people. It would be able to draw partners for collaborative opportunities with the City.
- Determine what would work legally and what would carry the weight.
- Looking at Edina's 20/20 Plan, could the City develop a long-range strategic business plan with targets in order to measure goals?
- Be flexible and dynamic! Because the community may not feel there is a crisis, this group could step up to become partners.

### **Long-Term Care Possibilities – Members Burke and McFarlane (present)**

***Can we identify any further possible opportunities to explore for working with the State on options that save long-term care funding and provide better services to seniors in their homes?***

- Regarding senior issues, the concern is how to save money on long-term costs.
- Remodeling and other incentives for seniors to stay in their homes are considerations, along with measures for increased safety.
- There needs to be a change in philosophy and education so that the baby-boomers will plan for their own long-term care costs.
- The Edina Federated Women are planning a senior fair in April—a city-wide event to be held during the day.
- Utilizing federal and state grants, look at creating a program for universal design to preserve the housing stock.

**Life-Cycle and Adaptive Housing – Members Ming and Moore (present)**  
***What models might Edina consider as its population ages to assist seniors in finding desirable housing options? How does Edina assist first-time home buyers into seniors' homes when they wish to sell? How does Edina ensure that new housing is not “single purpose” but can be recycled to meet multiple needs?***

- Look at the concept of a design center. Create the network, communicate and market it. Examine the issue of sustainability, especially when seniors want to sell their homes and young families want to move in.
- Consider a formal relationship with land trusts. East Edina Housing Foundation is currently pursuing this. Look at sustainability and affordability.
- The Southdale redevelopment has opportunities for consideration such as: family-friendly units with common/green space, sidewalks, transportation, intergenerational, high density, one level for seniors, reasonable association fees and multiple-dwelling units.
- Examine the demographics, and then consider and design where the 65+ population would locate. Let the active seniors know their options.
- Basic education is needed in order to start the conversation.

**Very Low-Income—Immigrants, Section 8, Supportive Housing – Members Huck and Krusell (present)**

***As part of the region's fair share, should Edina consider developing housing opportunities for the very low-income, and under what circumstances and/or conditions?***

- Because Edina is an economic powerhouse, turn the focus on personal and community values. How do you appeal to the history of the families who started the Village?
- Create affordable housing as a starting point for younger families.
- Need to get people to buy into diversity and multi-cultural inclusiveness.

- Parenting skills could be improved by having generations living together. Engage seniors and families in the education process so that they can understand the wisdom of this concept.
- Look at the fabric of the community and the heritage of the settlers. Engage others to understand that that richness is perpetuated when diversity is welcomed. Just be a responsible metropolitan community!
- Replace the words “low-income families” with “hard working young families.” Tie it all into the history of culture.
- Create success stories with new young families in the neighborhood.

#### **Schools – Member Johnson (present)**

*How can the vitality of Edina’s schools be supported through housing strategies? Conversely, how might Edina’s schools be used to attract new young families into Edina?*

- There is a concern that teachers and staff cannot afford to live in Edina now but not as much concern about investments in the community.
- Enrollment is growing slowly, and school dollars are going to the children
- There is a disconnect regarding what we want to do and what is happening. Perhaps some type of structure pertaining to affordable housing could address this.
- Arrange a meeting with the City Council and the School Board to see how things fit and how the community has changed.
- The goal is to get families with children living in Edina and going to Edina schools.

#### **Employer Partnerships – Member Aderhold (present)**

*What opportunities or interest exist to work with employers to attract first-time home buyers, teachers and employees into the Edina housing market?*

- Look at the large employers, such as the School District and Fairview Southdale Hospital, for feedback regarding the potential for employer-assisted housing programs.
- Incentives for employers would be attracting and retaining people in employment.
- Fairview has indicated that it would look at programs but could not guarantee money at this time.

#### **Zoning/Inclusionary Housing/Mansionization – Members Fischer, Huggett, Massie and Ms. Repya (present)**

*What can Edina do to promote the development of new affordable housing and the preservation of existing affordable housing?*

Regarding zoning and inclusionary housing, the following were top-ranked suggestions:

- Update the Comp. Plan to integrate the industrial and office parks for mixed use.

- Regarding funding sources, implement mandatory inclusionary zoning, requiring that developments, requiring that new developments have some percentage of affordable housing.
- Activate a land trust.
- Provide an employer-funded assistance program.
- Use the Southdale area as a case study in healthy community design with a focus on housing.

**Regarding density, incentives need to be created such as waivers, tax abatements and tools to make it viable. Stipulations suggested were:**

- New projects have to include affordable units.
- If there are no affordable units, money would be put into a land trust or program.
- Taking into regard the State's regulations, consider serious lobbying at the State level.
- Consider creating partnerships with developers.

### **Meeting Wrap-Up**

- Ms. Becker reported that after the December 14<sup>th</sup> meeting, one last version of the report would be shared with the Task Force. The group could then take the report out to the community to start the education process in order to finalize recommendations and work on details.
- Think about a community leadership breakfast as an opportunity to get greater input.
- Member Mayo shared that he would be presenting the draft to the Human Rights and Relations Commission at its December meeting.

### **Adjournment**

**There being no further business, the meeting was adjourned at 9:00 AM.**

**Respectfully submitted,**

**Doug Mayo, Chair  
Edina Housing Task Force**